

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/38 Toolambool Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,742,500

Property Type

House

Suburb

Carnegie

Period - From

01/01/2025

to

31/12/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Hewitts Rd CARNEGIE 3163	\$1,268,000	27/01/2026
2	2c Looker St MURRUMBEENA 3163	\$1,354,000	25/11/2025
3	4/14 Emily St CARNEGIE 3163	\$1,320,000	15/10/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/02/2026 15:05

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Property Type: Townhouse

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price

Year ending December 2025: \$1,742,500

Comparable Properties



10 Hewitts Rd CARNEGIE 3163 (REI)



Price: \$1,268,000
Method: Private Sale
Date: 27/01/2026
Property Type: Townhouse (Single)

Agent Comments



2c Looker St MURRUMBEENA 3163 (REI/VG)



Price: \$1,354,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Res)

Agent Comments



4/14 Emily St CARNEGIE 3163 (REI/VG)



Price: \$1,320,000
Method: Private Sale
Date: 15/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500